

**ZONING BOARD
BOROUGH OF RUMSON
October 20, 2020
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with **meeting number 859 6652 7811** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open **<https://us02web.zoom.us/j/85966527811>**

Audio Only Options:

1. If you are joining by telephone, dial ***+1 646-558-8656 followed by the meeting number 859 6652 7811***
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

**AGENDA
Zoning Board
Borough of Rumson
VIRTUAL October 20, 2020
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **William & Tracy Marucci**, 55 Bingham Avenue (Block 36 Lot 26, R-4 Zone) to cover the existing rear deck area with a roof and construct a new proposed uncovered rear grill area at the existing premises. Based on the Board's review and discussion relative to this application at the September 15, 2020 meeting the applicant submitted a revised Architectural Plan by Anthony M. Condouris Architect, 2 sheets, dated 8/20/20; revised 10/14/20. The revised plan reflects the use of a pergola structure on the existing patio that does not exceed thirty (30%) percent of the principal building ground floor area and can therefore be excluded from building coverage. The new pergola will though include a retractable shade covering. The inclusion of the existing shed in the building coverage calculation, which was not shown original plans, results in an existing non-conformity in Maximum Building Coverage 2,256 sf Permitted; 2,275 sf. Existing.

2. The application of **Brian & Lynne Barton**, 5 Maplewood Avenue (Block 50 Lot 11, R-6 Zone) to construct a new 14 foot x 19 foot rear deck at the existing premises. The property is currently non-conforming in Minimum Lot Area 5,000 sf. Required; 4,000 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 40 feet Existing and Interior Lot Shape 34 feet Required; 24 feet Existing. The residence is currently non-conforming in Front Setback 30 feet Required; 20.2 feet Existing, Minimum Side Setback Required one side 8 feet and total sides of 18 feet / Existing one side 5.68 feet and total sides of 143.65 feet and Rear Setback 35 feet Required; 34.0 Building Existing. New construction will increase Rear Setback non-conformity 35 feet Required; 23 feet Deck Proposed.

3. The application of **Craig Cummings**, 1 Brookside Drive (Block 84, Lot 1, R-1 Zone) to install sixty (60) feet of railroad track in the rear yard to accommodate a railroad car Caboose, which will serve as a cabana for the in-ground pool at the existing premises. The property is currently non-conforming in Building Front Setback 100 feet Required; 76.1 Existing. The installation of railroad tracks and the railroad car Caboose usage as a cabana in a residential zone is not a customary accessory use.

ADMINISTRATIVE:

Approval of September 15, 2020 Minutes

Approval of October 20, 2020 Resolutions:

Little Silver Investors, LLC, 1 Meadowbrook Avenue (Block 49 Lot 12, R-6 Zone)
Robert & Laila LoCascio, 25 Robin Road (Block 97 Lot 12, R-4 Zone)